



## THE STAG HUNT INN, 20 ST. MICHAELS ROAD, PONSANOOTH, TRURO, TR3 7EE

The Stag Hunt Inn is a warm, welcoming and vibrant local public house. With regular events such as acoustic nights, quiz evenings and book clubs, The Stag Hunt is at the heart of the local community in Ponsanooth and draws its clientele from the surrounding villages and beyond.

Our clients have undertaken significant renovation and improvement works including three new en-suite letting rooms, infrastructure upgrades to the cellar and store rooms, window works and cosmetic touches throughout. The large dining area boasts a stunning wood burner with plenty of cosy corners. The exterior has a large beer garden, car park and exterior store and cellar with conversion potential. In all this is an opportunity not to be missed.

**£490,000 TO INCLUDE ALL FIXTURES AND FITTINGS**

- **POPULAR PUBLIC HOUSE WITH LETTING ROOMS**
- **3 LETTING ROOMS & OWNERS ACCOMMODATION**
- **50 INSIDE COVERS**
- **ALL FIXTURES AND FITTINGS INCLUDED**
- **TURNOVER £168,580 GROSS OF VAT**
- **ENERGY PERFORMANCE ASSEST RATING 'B' (43)**

**LOCATION:**

The Stag Hunt Inn is located on the main road through Ponsanooth in an enviable position fronting both St Michaels Road and Commercial Hill – it is hard to miss for anyone passing by. Trading as a pub/restaurant and letting accommodation it has long held a strong local reputation and undergone both improvements and refurbishment works during our clients tenure.

**DESCRIPTION:**

The Stag Hunt Inn is a warm, welcoming and vibrant local public house. With regular events such as acoustic nights, quiz evenings and book clubs, The Stag Hunt is at the heart of the local community in Ponsanooth and draws its clientele from the surrounding villages and into Truro and Falmouth.

Our clients have undertaken significant renovation and improvement works including three new en-suite letting rooms, infrastructure upgrades to the cellar and store rooms, window works and cosmetic touches throughout. The large dining area boasts a stunning wood burner with plenty of cosy corners. The exterior has a large beer garden, car park and exterior store and cellar with conversion potential. In all this is an opportunity not to be missed.

**SCHEDULE OF ACCOMMODATION:**

The accommodation comprises: Ground floor bar area, kitchen and hall. Rear entrance leading to dining room and W/Cs. Stairs from the hall up to letting rooms, office, and owners'/further letting rooms. Beer garden with car park and exterior store/barn. In total the accommodation measures some 4,214 Sq Ft (391.4 Sq M)

**BUSINESS:**

Our clients have run the business since 2022 and have increased turnover by nearly 50%. The split between wet sales and food sales is approximately 50/50 and there is more scope for expansion into more events, converting the barn into letting accommodation or further events space, and even using more of the accommodation for letting rooms. The turnover stands at £168,580 gross of VAT and profit and loss accounts are available upon request.

**VAT:**

All the above prices are quoted exclusive of VAT.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £3,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**PREMISES LICENCE:**

The premises licence number is W2\_PREM\_00047\_05 The licence allows for Indoor Sporting Events (C), Live Music (E), Recorded Music (F), Anything of a similar description to that falling within (E), (F), or (G), Supply of Alcohol (M).

**STOCK:**

Stock to be taken at valuation.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is B (43).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

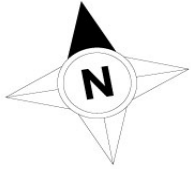
**Graham Timmins** on 01872 247019

Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)





# 20 St. Michaels Road, Ponsanooth, Truro, TR3 7EE



Approximate Area = 3141 sq ft / 291.7 sq m

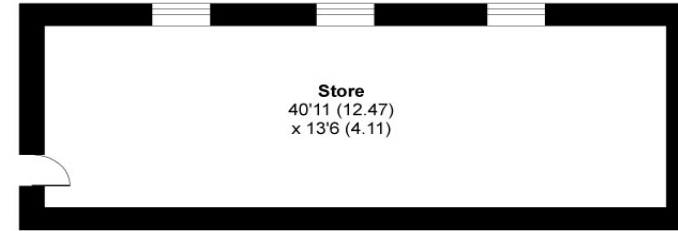
Outbuilding = 1073 sq ft / 99.6 sq m

Total = 4214 sq ft / 391.4 sq m

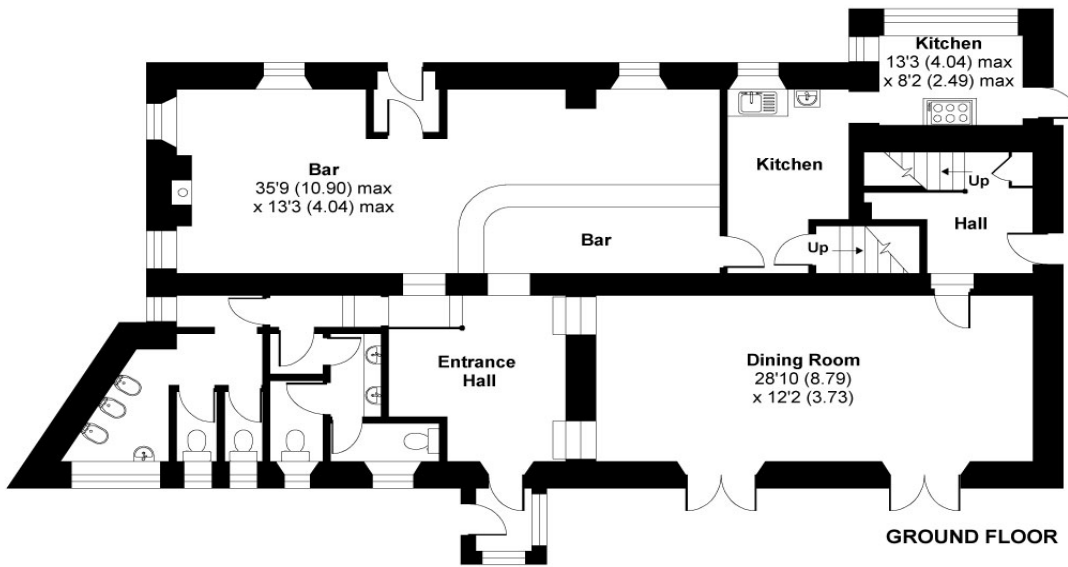
For identification only - Not to scale



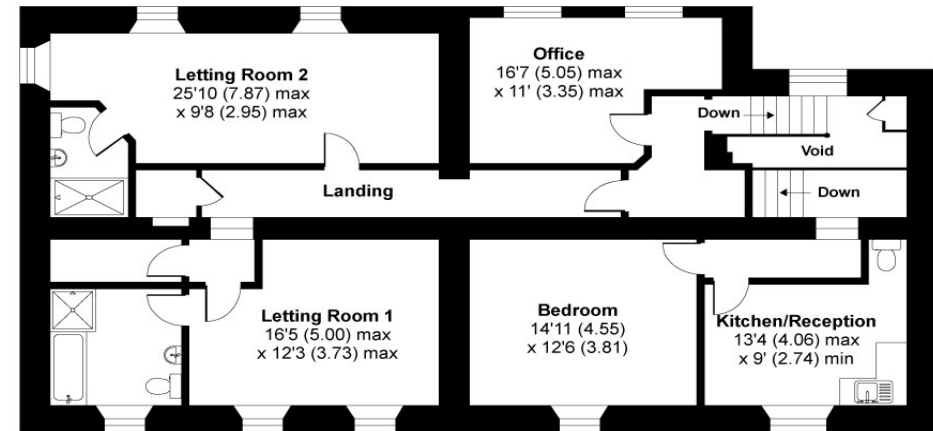
OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2024. Produced for Miller Commercial LLP. REF: 1079704



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